

What is 279 Huia Road, Titirangi Worth to You?

Our Property Owner:

The owners have chosen a deadline sale process to sell their home so that ALL buyers (conditional and unconditional) are able to present an offer. Please note, our vendors ultimate goal is to sell unconditionally. This means that unconditional offers regardless of the level, will be seriously considered so if you are able to satisfy your conditions prior to the deadline, you will stand the best chance of owning this home.

Feedback:

The Owners are genuinely motivated to sell their property and move on to the next stage in their property journey. Your feedback in what YOU would pay for their property is valuable as it will help them to determine what their property is worth. A property is worth what someone will pay for it.

Determining Value:

Deciding what you would pay to make this home yours is largely subjective and doesn't lead to a right or wrong answer. It is determined by a number of factors and will change for each person viewing it. Things such as finance, first impressions, value for money, personal circumstances, other properties you have seen, lost out on or made offers on will all help you to determine the price you would be willing to pay to own this home.

YOUR HOMEWORK - HOW TO USE THIS GUIDE:

We have selected the following properties because they have characteristics that match the property being sold (please note the date of the sale). This could be location, style, floor area, number of bedrooms, views, age, land size. We would expect this property to be somewhere within the vicinity of the sales range these properties offer. Look at each of the photos and google the properties we have suggested and compare them with the property we are selling. This will help you decide whether **YOU SEE** value below, above or at that level. The market will always dictate the final price, but we trust this document helps you to work out whether your budget will fit?

We are very happy to keep in touch with you once a property has sold with the sale price or to chat to you about recent sales in the area if you would like more information. Obviously, as each buyer is different, and each property is different so often value is more determined by what the property is worth to a specific buyer.

Comparable Sales

RayWhite

Prepared for:

Subject property: 279 Huia Road, Titirangi, Auckland

Prepared on: 3 August 2023

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

| | | | | | | |
|-------------------|--------------------------|---------------|-------------|-------------|-------------|--|
| Sale Price | \$919,000 to \$1,140,000 | Median | \$995,000 | Mean | \$1,006,500 | For the property at the median, the sale price was 10.9% below CV. |
| C.V | \$970,000 to \$1,150,000 | Median | \$1,125,000 | Mean | \$1,095,000 | |

49 Tainui Road, Titirangi, Auckland

3 1 2



| | |
|----------------------|-------------------------|
| Last Sold | \$1,030,000 - 17 May 23 |
| Capital Value | \$1,150,000 - 01 Jun 21 |
| Land Value | \$430,000 - 01 Jun 21 |
| Improvements | \$720,000 |
| Land Use | Residence |

| | |
|---------------------|--------------------------|
| Land Area | 822 m ² |
| Floor Area | 160 m ² |
| Roof | Steel/G-Iron |
| Walls | Wood (incl Weatherboard) |
| Building Age | 1970-1979 |

19 Taraire Road, Titirangi, Auckland

3 2 4



| | |
|----------------------|-------------------------|
| Last Sold | \$1,020,000 - 30 May 23 |
| Capital Value | \$1,150,000 - 01 Jun 21 |
| Land Value | \$510,000 - 01 Jun 21 |
| Improvements | \$640,000 |
| Land Use | Residence |

| | |
|---------------------|----------------------|
| Land Area | 1,490 m ² |
| Floor Area | 200 m ² |
| Roof | Steel/G-Iron |
| Walls | Brick |
| Building Age | 1970-1979 |

187 Laingholm Drive, Laingholm, Auckland

3 2 4

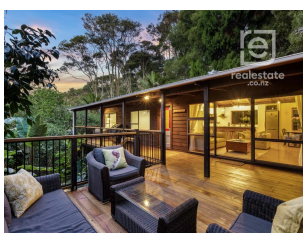


| | |
|----------------------|-----------------------|
| Last Sold | \$919,000 - 27 Jun 23 |
| Capital Value | \$970,000 - 01 Jun 21 |
| Land Value | \$420,000 - 01 Jun 21 |
| Improvements | \$550,000 |
| Land Use | Residence |

| | |
|---------------------|--------------------------|
| Land Area | 842 m ² |
| Floor Area | 115 m ² |
| Roof | Steel/G-Iron |
| Walls | Wood (incl Weatherboard) |
| Building Age | 2000-2009 |

286 Huia Road, Titirangi, Auckland

3 1 3



| | |
|----------------------|-------------------------|
| Last Sold | \$960,000 - 10 Jul 23 |
| Capital Value | \$1,150,000 - 01 Jun 21 |
| Land Value | \$470,000 - 01 Jun 21 |
| Improvements | \$680,000 |
| Land Use | Residence |

| | |
|---------------------|--------------------------|
| Land Area | 1,171 m ² |
| Floor Area | 90 m ² |
| Roof | Steel/G-Iron |
| Walls | Wood (incl Weatherboard) |
| Building Age | 1980-1989 |

Comparable Sales




RayWhite

Prepared for:

Subject property: 279 Huia Road, Titirangi, Auckland

Prepared on: 3 August 2023

307 Huia Road, Titirangi, Auckland

3  1  6 



Last Sold \$970,000 - 05 Jul 23
Capital Value \$1,100,000 - 01 Jun 21
Land Value \$510,000 - 01 Jun 21
Improvements \$590,000
Land Use Residence

Land Area 1,608 m²
Floor Area 150 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1960-1969

15 Huia Road, Titirangi, Auckland

3  2 



Last Sold \$1,140,000 - 15 May 23
Capital Value \$1,050,000 - 01 Jun 21
Land Value \$640,000 - 01 Jun 21
Improvements \$410,000
Land Use Residence

Land Area 932 m²
Floor Area 110 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1920-1929

Residential Insights

RayWhite

Prepared for:

Subject property: 279 Huia Road, Titirangi, Auckland

Prepared on: 3 August 2023

Suburb: Titirangi

Number of Sales



| | Last 3 Months | Last 6 Months | Last 12 Months |
|---|---------------|---------------|----------------|
| Number of Sales | 30 | 48 | 123 |
| Percentage of Titirangi's Properties Sold | 0.61% | 0.97% | 2.48% |

Sale Performance

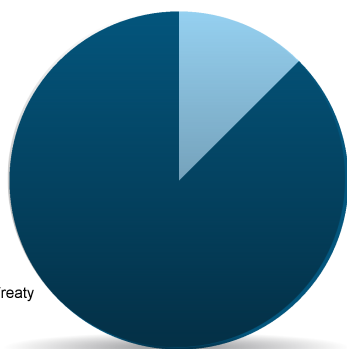
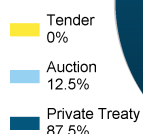


| | June 2023 | June 2022 | % Change | | Jul 2023 |
|---------------------|-------------|-------------|----------|-------------------|----------|
| Median Days To Sell | 90 | 38 | ▲ 137% | Average Valuation | \$ |
| Median Sale Price | \$1,015,000 | \$1,250,000 | ▼ 19% | Median List Price | NA |

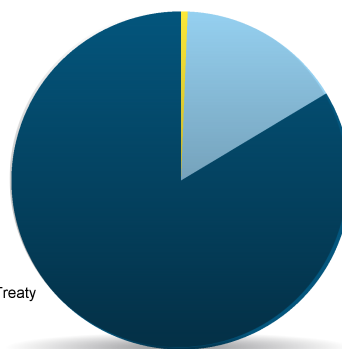
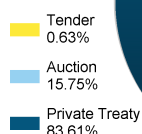
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Sale Types in June 2023

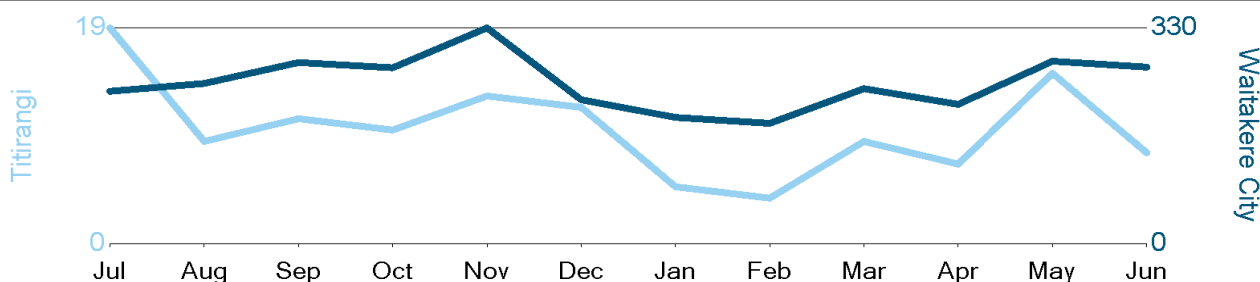
Titirangi



Auckland Super City



Number of Sales/Month in Titirangi and Waitakere City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Residential Insights

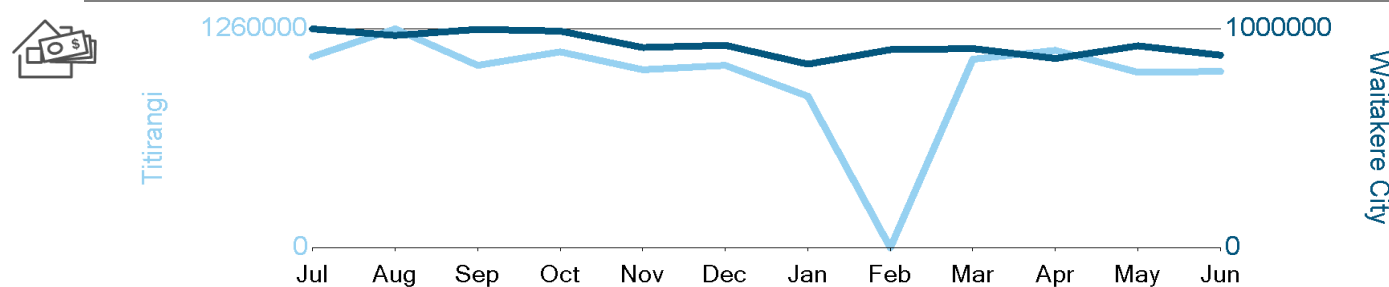
RayWhite

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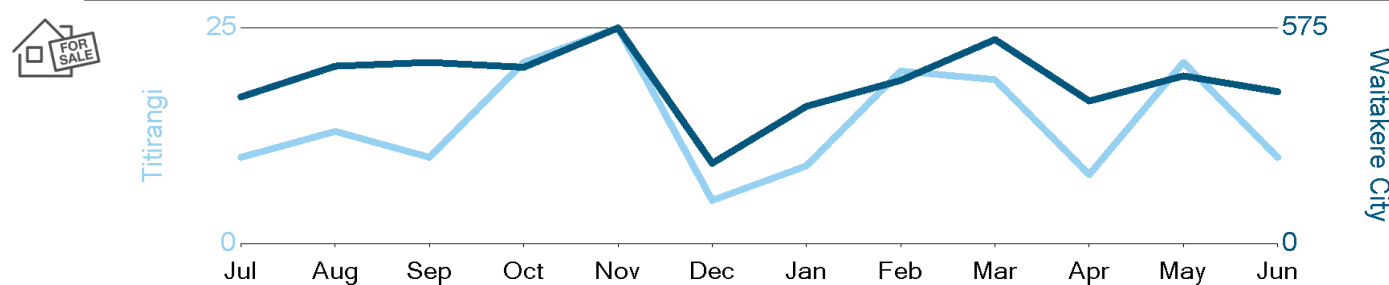
Prepared on: 3 August 2023

Median Sale Price in Titirangi and Waitakere City



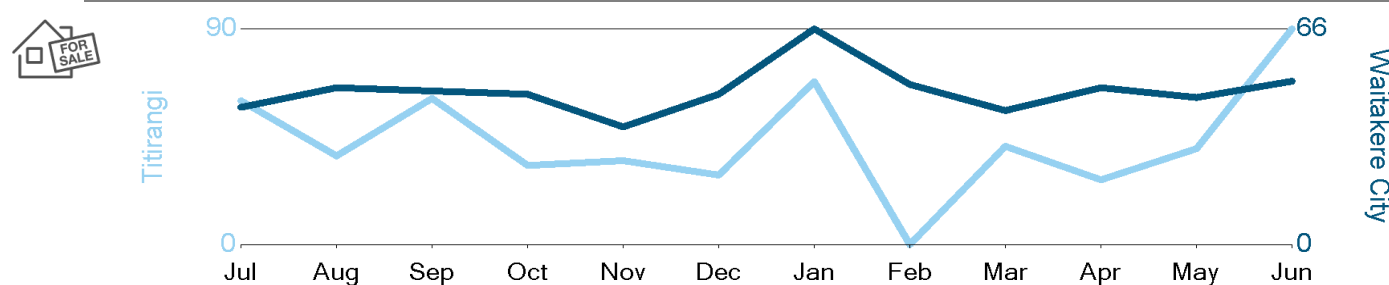
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Titirangi and Waitakere City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd., Realestate.co.nz

Median Days to Sell in Titirangi and Waitakere City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Residential Insights

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Census Data for Titirangi

Age Broad Levels



| Age | Titirangi |
|-------|-----------|
| 0-14 | 20% |
| 15-29 | 15% |
| 30-49 | 27% |
| 50-64 | 23% |
| 65+ | 14% |

Family Type



| Family Type | Titirangi |
|--------------------|-----------|
| Couple (no kids) | 27% |
| Couple (with kids) | 65% |
| Solo parent | 9% |

Ownership



| Ownership | Titirangi |
|--|-----------|
| Own or Partly Own | 65% |
| Held in a Family Trust | 22% |
| Do not own and do not hold in a family trust | 14% |
| Not elsewhere included* | 0% |

Number of Bedrooms



| Bedrooms | Titirangi |
|-------------------------|-----------|
| One bedroom | 3% |
| Two bedrooms | 13% |
| Three bedrooms | 40% |
| Four bedrooms | 32% |
| Five or more bedrooms | 11% |
| Total dwellings stated | 1404 |
| Not elsewhere included* | 0% |

* Not elsewhere included is used in some outputs for a combination of residuals, such as not stated, response outside scope, response unidentifiable, refused to answer, and don't know.

Data captured from New Zealand's 2018 Census of Population and Dwellings.